

Minutes of the Jan 5, 2009 HP/FH Committee Meeting

Attendance

Present:

Ellen Kosmer (EK), Claude Tellier (CT), Nancy Gregg (NG) Chair Walter Wolnik (WW), Chris Hoffmann (CH) Recording Secretary, Roy Rosenblatt (RR) Staff

Absent:

Jean Haggerty (JH), Flo Stern (FS),

Others

Janet McGowan

Actions:

Called to order at 9:11am

Minutes of the Dec 11, 2008 meeting were approved as revised.

Approved unanimously: "The HP/FH Committee proposes that a minimum of 51% of the housing at Olympia Drive be affordable to people at 80% of the area median income."
CT/EK

Discussion:

CDBG: Roy proposed four suggestions for GDBG applications:

1. A house on South East St may be available. There are zoning concerns, though. At least 5 units would have to be affordable to be eligible for a grant, but the zoning only allows four units of rental by right.
2. Money could be used for Olympia Drive, but only if at least 51% were for low or moderate income residents.
3. Former Roosters restaurant might become a restaurant training facility for the Survival Center.
4. Possibly two units of housing could be purchased. The actual units would still need to be located.

In order to provide the maximum number of options for CDBG applications, the committee unanimously agreed to have 51% of the units at Olympia Drive be for low or moderate income residents.

Municipal Housing Trust: Walter had reports of the three towns he was asked to review. One of these towns turned out not to have a MAHT. Carlisle reported that the composition is 1 Planning Board member, 1 Housing Authority, and 5 Select Board. Hingham had no composition written into its bylaw other than that it have one Select

Board member. Currently they have seven members. When going to Town Meeting they have two articles: one to withdraw funds and one to approve the allocation plan. They also have a bond attorney write any bonds so they are not backed by the town.

Select Board News: The Select Board did not exercise its right of first refusal on the Cinda Jones property, allowing her to continue in her project to create affordable worker housing on the site.

Strawberry Fields: Janet McGowan told the committee that there was a chance that the current owner and developer of this land might be interested in selling the property to the town. Stan Ziomek was looking at a plan to put in a few units of affordable housing (a duplex) a house at market value, and preserving the rest of the land as conservation land. The committee expressed interest, but thinks there is room for possibly more affordable housing in the project. Roy reported that the town is doing an appraisal of the property. This is likely to come in well below what the owner wants for the property.

Tasks:

None

Next meeting:

Feb 5, 2009 at 9am, First Floor Mtg Room

Adjournment

Voted unanimously to adjourn at 10:55am. WW/CH

Submitted By

Chris Hoffmann